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CITY MANAGER  
VIRGINIA VALENTINE

November 3, 2000

Pastor Mario Rodriguez, Jr.  
International Church of Las Vegas  
8100 Westcliff Drive  
Las Vegas, Nevada 89145

**RE: Z-0063-94(8) - SITE DEVELOPMENT PLAN REVIEW**

Dear Pastor Rodriguez:

Your request for a Site Development Plan Review FOR A PROPOSED 21,000 SQUARE FOOT PRIVATE SCHOOL at 8100 Westcliff Drive (APN: 138-28-401-013), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 2 (L. B. McDonald), was considered by the Planning Commission on November 2, 2000.

The Planning Commission voted to recommend APPROVAL of your request, subject to the following:

**Planning and Development**

1. Two years after approval of the Certificate of Occupancy of the subject buildings, the applicant shall submit an aesthetic enhancement plan for one of the modular buildings for Planning Commission review. One year after this review, the applicant shall submit aesthetic enhancement plans for the remaining modular buildings.
2. All development shall be in conformance with the site plan and building elevations.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. All mechanical equipments, air conditioners and trash areas shall be screened from view.

**Public Works**

5. Dedicate 40 feet of right-of-way adjacent to this overall site for Cimarron Road, including appropriate right-of-way for the embankment for a future bridge overpass on Cimarron Road over the Summerlin Parkway, and a 54 foot radius on the northwest corner of Cimarron Road and Westcliff Drive, prior to the issuance of permits for this site. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the documentation for such dedication.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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6. Remove and replace all substandard public street improvements adjacent to this site, if any, concurrent with development of this site. Improvements on Cimarron Road shall not be required north of the northernmost driveway; however, appropriate barricade or other road termination devices shall be installed if so required by the Department of Public Works.
7. Landscape and maintain all unimproved right-of-way on Cimarron road adjacent to this site as required by the Department of Public Works.
8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Cimarron Road public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This action by the Planning Commission is final. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2000.

Sincerely,



Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:sd

cc: Koz Alighchi, P.E.  
A. A. C. & C.  
4955 South Durango Drive, Suite 178  
Las Vegas, Nevada 89113

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